

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING
JULY 29, 2014**

Place: Room 206, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Cameron

STAFF ATTENDING: Ginsberg

Chairman Susan Cameron opened the meeting at 8 PM and announced that a quorum cannot be present this evening, thus no business can be undertaken. Ms. Cameron noted that the following highlighted public hearing items were on the Planning and Zoning Commission's July 22 agenda and were continued to July 29, 2014. Due to the lack of a quorum on July 29, these agenda items will be continued again to Thursday, July 31 at 8 P.M. in room 206 of Darien Town Hall.

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer. Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property. *DEADLINE TO CLOSE PUBLIC HEARING IS 7/31/2014.*

Continuation of Public Hearing regarding Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Town of Darien, 36 and 30 Goodwives River Road, and 11 Queens Lane. Proposing to repair the Upper Pond dam; construct a fish ladder; remove approximately 9,000 cubic yards of sediment; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 11 Queens Lane (Map #63 Lot #99), approximately 800 feet south of its intersection with Old King's Highway South, in the R-1 Zone. *PUBLIC HEARING OPENED 7/15/2014.*

Ms. Cameron then explained that due to the lack of a quorum on July 29, the following public hearing items will be opened on July 29 and immediately continued to Monday August 4, 2014 at 8 P.M. in the Auditorium of Darien Town Hall.

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #300, Flood Damage Prevention Application #341, Land Filling & Regrading Application #329, 145 NWL, LLC, 145 Nearwater Lane. Proposing to raze the existing residence, pool, and construct a new single-family residence and pool with associated stormwater management and perform related site development activities within regulated areas. The subject property is located on the west side of Nearwater Lane

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approximately 500 feet north of its intersection with Brush Island Road, and is shown on Assessor's Map #56 as Lot #24, in the R-1 Zone. *HEARING OPENED 7/8/2014.*

Continuation of Public Hearing regarding Coastal Site Plan Review #272-B, Flood Damage Prevention Application #342, Land Filling & Regrading Application #273-B, Mitch & Jody Truwit, 123 Five Mile River Road. Proposing to raze the existing residence and garage and construct one new single-family residence and in-ground pool; install associated retaining walls; abandon the existing septic system and tie into existing public sewer; and perform related site development activities within regulated areas. The subject property is located on the south and east side of Five Mile River Road approximately 700 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #2 in the R-1/2 Zone. *HEARING OPENED 7/8/2014.*

Business Site Plan #33-C/Special Permit, Douglas McKay/537 Post Road, LLC, 537 Boston Post Road. Proposing to convert office space to three apartments within 1,850+/- square feet of the second floor of the existing building at 537 Boston Post Road (above the Compleat Angler), as part of an "after-the-fact" permit. The subject property is located on the north side of Boston Post Road approximately 700 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #14 as Lot #36 in the DB-2 Zone.

Business Site Plan #288/Special Permit, Standard Realty, LLC/Valero, 1927 Boston Post Road. Proposing to install a 20' x 26' canopy over new fuel dispensers to be installed, and to perform related site development activities. The subject property is located on the north side of the Boston Post Road approximately 70 feet east of the intersection with Garden City Road and is shown on Assessor's Map #42 as Lot #3, in the Neighborhood Business (NB) Zone.

Coastal Site Plan Review #301, Flood Damage Prevention Application #343, Land Filling & Regrading Application #332, David & Tina Madon, 15 Shennamere Road. Proposal to construct additions and alterations to the existing residence; and perform related site development activities within regulated areas. The subject property is located on the west side of Shennamere Road approximately 700 feet south of its intersection with Contentment Island Road, and is shown on Assessor's Map #68 as Lot #10 in the R-1 Zone.

The meeting was adjourned at 8:05 PM.

Respectfully submitted,

Jeremy B. Ginsberg
Planning & Zoning Director